



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 300-2001

To amend By-law 139-84, as amended.

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The Council of the Corporation of the City of Brampton ENACTS as follow:

1. By-law 139-84, as amended, is hereby further amended:
  - (1) by changing, on Sheet 5 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY D- SECTION 743 (RID-SECTION 743), RESIDENTIAL SINGLE FAMILY C- SECTION 744 (RIC-SECTION 744), RESIDENTIAL SINGLE FAMILY B- SECTION 745 (RIB-SECTION 745), and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

"743 The lands designated RID- Section 743 on Sheet 5 of Schedule A to this by-law:

743.1 shall only be used for the purposes permitted in an RID zone.

743.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area:- 291 square metres;
    - (2) Minimum Lot Width:

Interior Lot: - 9.7 metres;  
Corner Lot: - 11.5 metres;
    - (3) Minimum Lot Depth:- 30 metres;
    - (4) Minimum Front Yard Depth:

- 6.0 metres to the front of the garage and  
4.5 metres to the front wall of a  
dwelling;

- (5) Minimum Exterior Side Yard Width:
  - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
  - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - a) the maximum garage door width shall be:
    - i) 3.1 metres on a lot having a lot width of less than 10 metres
    - ii) 4.0 metres on a lot having a lot width of less than 10.36 metres but greater than or equal to 10 metres
    - iii) 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres

- (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
- (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres more than the maximum garage door width permitted on the lot.

743.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 743.2.

744. The lands designated R1C- Section 744 on Sheet 5 of Schedule A to this by-law:

744.1 shall only be used for the purposes permitted in an R1C zone.

744.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:- 366 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: - 12.2 metres;
  - Corner Lot: - 14.0 metres;
- (3) Minimum Lot Depth:- 30 metres;
- (4) Minimum Front Yard Depth:
  - 6.0 metres to the front of the garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width:
  - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
  - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the

area of the rear yard is at least 25% of the minimum required lot area;

- (7) Minimum Interior Side Yard Width:
  - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
  - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
  - a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling; and,
- (10) the following provisions shall apply to garages:
  - (a) the maximum garage door width shall be 5.5 metres;
  - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
  - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
  - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.9 metres over the maximum garage door width permitted on the lot.

744.3 shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 744.2.

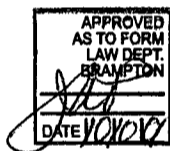
- 745 The lands designated R1B- Section 745 on Sheet 5 of Schedule A to this by-law:
- 745.1 shall only be used for the purposes permitted in an R1B zone.
- 745.2 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area:- 510 square metres;
  - (2) Minimum Lot Width:  
Interior Lot: - 17.0 metres;  
Corner Lot: - 18.8 metres;
  - (3) Minimum Lot Depth:- 30 metres;
  - (4) Minimum Front Yard Depth:
    - 6.0 metres to the front of the garage and  
4.5 metres to the front wall of a dwelling;
  - (5) Minimum Exterior Side Yard Width:
    - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of a garage shall be 6.0 metres;
  - (6) Minimum Rear Yard Depth:
    - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
  - (7) Minimum Interior Side Yard Width:
    - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
    - (b) 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
  - (8) Minimum Landscaped Open Space:
    - a) 40% of the minimum front yard area; and,
    - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees; and,

- (9) no garage shall project more than 1.5 metres beyond a porch or front wall of a dwelling.
- (10) if the total garage door width exceeds 6 metres, a portion of the garage not less than 2 metres in width shall be setback a minimum of 0.3 metres further from the front lot line that the remainder of the garage.

745.3 shall also be subject to the requirements and restrictions relating to the R1B zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 745.2.”

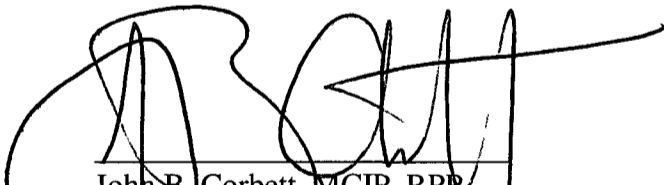
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 15th day of October 2001.

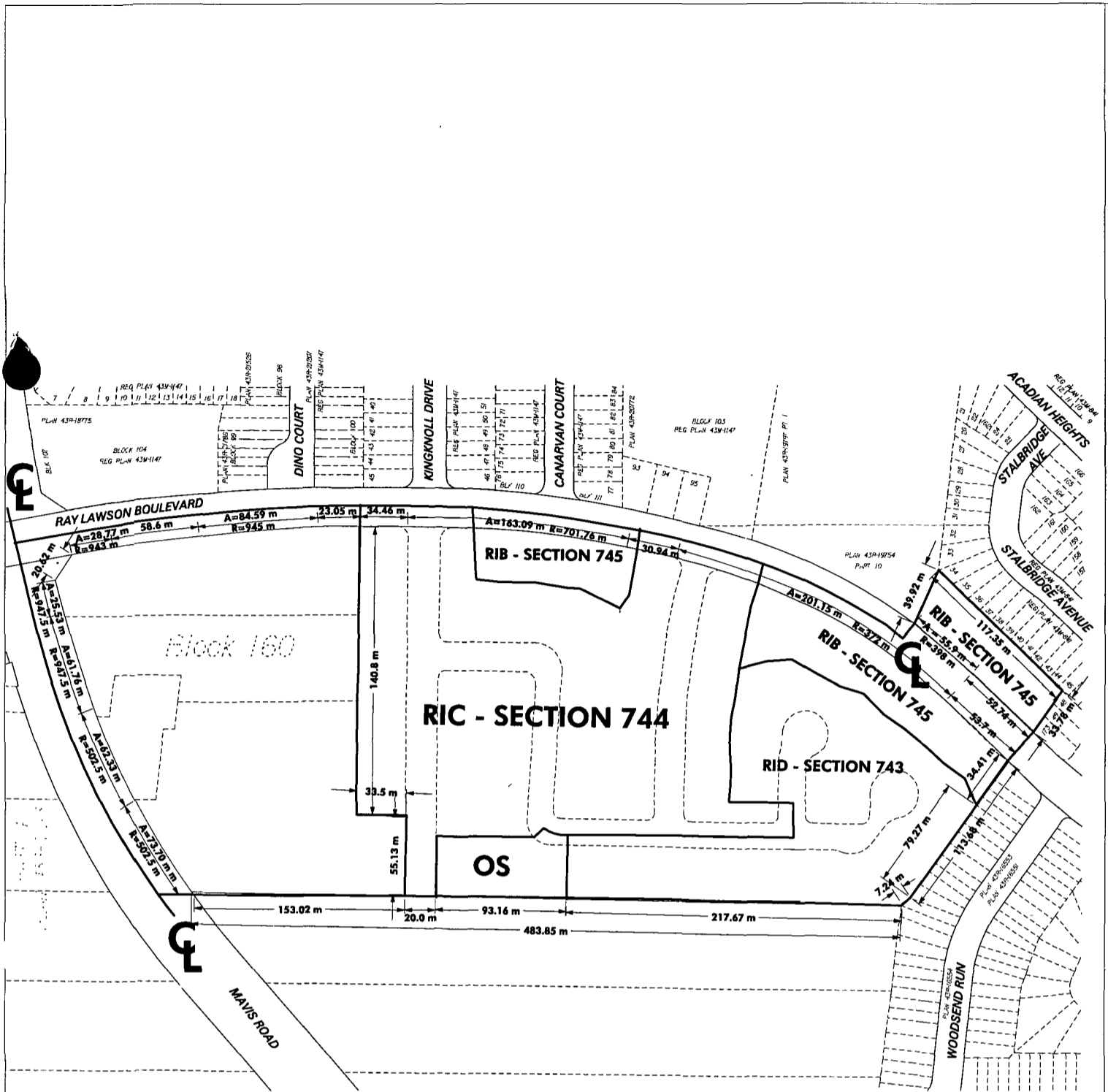
  
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 SUSAN FENNELL- MAYOR



  
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 LEONARD J. MIKULICH- CITY CLERK

Approved as to Content:

  
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 John B. Corbett, MCIP, RPP  
 Director of Development Services  
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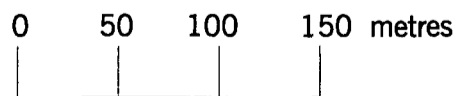


**LEGEND :**

—— ZONE BOUNDARY

 CENTRELINE OF ORIGINAL ROAD ALLOWANCE

m METRES



Scale

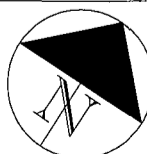
**Part Lot 14, Concession 2 WHS (Tor.)**

**BY-LAW** 300-2001

**SCHEDULE A**

**By-Law**

**Schedule A**



**CITY OF BRAMPTON**

Planning and Building

Date: 2001 07 18

Updated: 2001 09 28

Drawn by: K.M.H.

File no. T2W14.3 / T2W14.4

Map no. 74 - 26 D

STEELES AVENUE WEST

MAVIS RD

CHINGUACOUSY RD

RAY

LAWSON

MAVIS RD

ACADIAN HEIGHTS BLVD

McLAUGHLIN RD

HWY 407

LANDS TO BE EXCLUDED FROM THE ZONING BY-LAW

SUBJECT LANDS





IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 300-2001 being a by-law to amend comprehensive zoning By-law 139-84 as amended (EIGHT ACRES/FREEHOLD INTERNATIONAL - File: T2W14.3/T2W14.4)

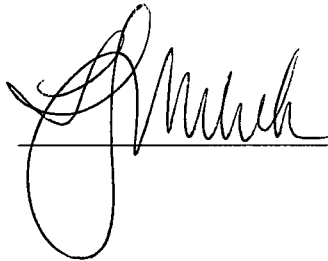
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 300-2001 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 15<sup>th</sup> day of October, 2001.
3. Written notice of By-law 300-2001 as required by section 34(18) of the *Planning Act* was given on the 30<sup>th</sup> day of October, 2001, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the  
City of Brampton in the  
Region of Peel this  
December 4, 2001

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A Commissioner, etc.

Eileen Margaret Collie a Commissioner etc.  
Regional Municipality of Peel for  
The Corporation of The City of Brampton.  
Expires March 23, 2002.